

McLean Planning Committee

Minutes of Regular Meeting – May 16, 2012

Members in Attendance: Winnie Pizzano Diane Schum Mary Baker
Ann Seaman Marcus Simon Rich Salopek Jim Turner
Gin Kinneman Dan DuVal Maya Huber

Guests: Bridget Hill(OCR) Jane Edmondson (Supervisor's Office) Bobbi Bowman (Patch)
Kristin Retter Kathleen Wisocki (residents)

Representing WRIT Bob Elliott (301-255-0765) Erik Aulestia (301-588-4800)
Lori Greenlief, Maguire Woods

The meeting was called to order by Winnie Pizzano, Vice-President presiding, at 7:30 p.m. The minutes of MPC's meeting of April 18, 2012, were approved on a motion by Rich Salopek.

WRIT-Ashby Presentation: the Ashby presently includes extensive but vacant commercial space on the 2nd floor which is difficult to rent for office or retail purposes. They have taken a look at what could be done with the property and are preliminarily proposing to add four new buildings three to six stories high containing retail on the first floor and residential above. Two buildings along Beverly would have better exposure for retail, being built between the existing building and Beverly. Building No.3 at 5 stories would be located where tennis courts are now, have a 10ft. setback from the neighboring townhouse offices and enclose a courtyard which would double as a firelane. Toward Fleetwood Rd., a 6-story building would continue the existing building line. All existing on-ground parking would be relocated to below ground.

Density & Zoning FAR would rise from now 1.9 to a 2.1 or 2.2; with approx.. 145 dwelling units added. They would seek PRM zoning and a change in the Comprehensive Plan.

Comments: Some praise for reducing on-ground parking. We need to see a 3-dimensional representation – height should step down from Ashby to surrounding properties and there should be more of a mix of retail/office/residential. Public amenities need to be provided, both for the residents and for the revitalization of the rest of the CBC. Transportation will be a problem, with poor access to Rt. 123 and congested Elm Street. There is need for a shuttle to Metro, jointly sponsored by the JBG project and this proposal. Building #3 is poorly sited, too close to the office townhouses, and could be replaced by a higher addition at the Fleetwood end of the Ashby. The tennis courts need to be kept and more recreational facilities and greenspace added. The 18,000 sq.ft. of vacant space could be transformed now into more rentable, residential space. Presently, McLean House and the Ashby enjoy the highest density in the CBC – there has to be a clear benefit to the revitalization of the CBC for any increase. When the McLean House/Ashby complex was approved, the McLean community tried to undo this action by going to court. People may still be opposed to great density. What capacity exists in the road network should be saved for the eventual construction of a Main Street for McLean.

Treasurer's Report: (Mary Baker) Checking Account \$1,034.58; CD \$4,500; Total \$5534.58.

Supervisor's Report & MRC (Jane Edmondson & Dan DuVal): The Supervisor's office has moved to temporary space at McLean Square Mall while construction proceeds on the Police Station, anticipated to take approximately two years.

Four bids were received for the undergrounding project, unfortunately all somewhat higher than anticipated. Now working on modifications to bring the project in line with existing funding. Groundbreaking is set for June 7th, at 10 a.m. with a reception at PNC bank. All are welcome.

Old Business

Comprehensive Plan Amendment: Maya spoke to Fred Selden of the Office of Planning. He has assigned two planners (MaryAnne Gardner and Aaron Klibaner) to take a look at our changes and at whatever other changes would result in greater accuracy. We should be able to schedule a Subcommittee meeting with them at the Supervisor's office in approx.. 2-3 weeks.

Meeting Time: a proposal to change our meeting time to 7 p.m. carries by a vast majority.

Landowners' Participation: Gin Kinneman reports that JBG gave a presentation of their project to landowners of Vincent Place. It was a good meeting. There was concern expressed about traffic, parking, trucks, and the view from their side.

Upcoming President's position: Elections will take place at our June meeting.

New Business: Designating a liaison to the MCC. The McLean Community Center had a general meeting, at which representative of the MPC encouraged them to continue to envision a presence for the Community Center in the Central Business District and offered assistance. A representative should be delegated to work with MCC. MCA is already involved in the process.

The meeting is adjourned at 9:10 p.m.

Submitted: Maya A. Huber, Secretary